



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

MAY 19, 2016

10:30 A.M.

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
PRESIDING**

CITY OF FORT LAUDERDALE
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LIEN REDUCTION HEARING

CASE NO: CE15010967
CASE ADDR: 1104 NE 13 ST
OWNER: 1104 NE 13 ST LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS/FASCIA HAVE NOT BEEN
MAINTAINED. THE EXTERIOR BUILDING WALLS ARE
DISCOLORED/MILDEWED IN AREAS. THERE IS
PEELING/MISSING/CHIPPING PAINT ON EXTERIOR
BUILDING WALLS/FASCIA.

9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THERE
ARE MISSING/FALLING SECTIONS OF WOOD FENCE
SURROUNDING PROPERTY. THERE ARE AREAS OF PEELING
AND CHIPPING PAINT ON WOOD FENCING.

CASE NO: CE15030668
CASE ADDR: 2496 CAT CAY LN
OWNER: 2496 CAT CAY LANE TR DEL CASTILLO,
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS, FASCIA, AND SOFFIT
ARE NOT BEING MAINTAINED SINCE THEY ARE DIRTY,
STAINED, AND HAVE CHIPPING PAINT.

CASE NO: CE10011683
CASE ADDR: 3379 SW 17 ST
OWNER: REALTY WHOLESALERS INC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: FBC(2007) 105.10.3.1
THERE IS AN EXPIRED PERMIT #09021694 TO REPLACE 2
DOORS AND 2 WINDOWS WITH IMPACT.

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CASE NO: CE14050158
CASE ADDR: 1106 NE 1 AVE
OWNER: MAYA PROGRESSO PROPERTIES INC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE
ARE WEEDS AND GRASS GROWING THROUGH IT.

9-313 (a)
THERE ARE NO VISIBLE HOUSE NUMBERS.

18-12 (a)
THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON
THE PROPERTY AND SWALE OF THIS HOUSE.

18-7 (a)
COMPLIED

18-7 (b)
THERE ARE WINDOWS THAT HAVE BEEN BOARDED WITHOUT
OBTAINING THE REQUIRED BOARD UP CERTIFICATE.

9-279 (f)
COMPLIED

9-280 (b)
THERE ARE WINDOWS THAT ARE BROKEN AND IN DISREPAIR.

9-280 (g)
THERE IS EXPOSED WIRING IN THE HOUSE.

CASE NO: CE14031428
CASE ADDR: 1500 NW 7 ST
OWNER: STARWOOD WAYPOINT TRS LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-304 (b)
THERE ARE DIFFERENT VEHICLES BEING PARKED ON THE
GRASS/DIRT SURFACE AT THIS MULTI-FAMILY PROPERTY.

9-305 (b)
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
AREAS OF MISSING GROUND COVER/BARE DIRT.

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CASE NO: CE11071959
CASE ADDR: 1244 NW 7 TER
OWNER: COLONEY MANAGEMENT INC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-278 (g)
THERE ARE WINDOWS THAT ARE MISSING THE REQUIRED
SCREENS.

9-280 (b)
THERE ARE WINDOWS IN DISREPAIR, ON THE STRUCTURE.
THEY ARE NOT WEATHERPROOF AND WATERTIGHT, AND DO
NOT OPEN TO THE EXTERIOR, AS REQUIRED BY CODE.

CASE NO: CE10062551
CASE ADDR: 328 SW 22 ST
OWNER: BINGHAM, WILLIAM T EST
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 28-33 (a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE12121024
CASE ADDR: 328 SW 22 ST
OWNER: BINGHAM, WILLIAM T EST
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-306
THE EXTERIOR OF THIS STRUCTURE HAS AREAS OF
STAINED, MISSING, OR PEELING PAINT.

9-308 (b)
TILED ROOF IS DIRTY AND DISCOLORED. ROOFS SHALL BE
MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF
TRASH, DEBRIS, OR ANY OTHER ELEMENT WHICH IS NOT A
PERMANENT PART OF THE BUILDING.

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CASE NO: CE06062077
CASE ADDR: 2517 NW 21 ST
OWNER: US BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH ON THE PROPERTY.

9-280(b)
THE WINDOWS OF APT A AND B, THE CEILING AND FRONT
DOOR OF APT B ARE NOT STRUCTURALLY SOUND OR
WEATHER AND WATER TIGHT ON THIS PROPERTY.

9-280(f)
THE PLUMBING IN THE BATHROOM OF APT B IS NOT IN
GOOD WORKING CONDITION.

9-280(g)
THE ELECTRICAL WIRING ON THE REAR OF THE PROPERTY
IS NOT IN GOOD WORKING CONDITION.

9-281(b)
THERE IS A BLUE WRECKED CADILLAC WITH NO TAG ON
THE PROPERTY.

9-304(b)
THE GRAVEL DRIVE IS NOT WELL GRADED AND/OR DUST
FREE ON THE PROPERTY.

9-306
THE EXTERIOR OF THE APARTMENT IS NOT MAINTAINED ON
THE PROPERTY.

9-308(a)
THE ROOF AND FASCIA BOARD ARE IN DISREPAIR ON THE
PROPERTY.

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CASE NO: CE15100935
CASE ADDR: 2517 NW 21 ST
OWNER: US BANK NA TRSTEE
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 18-7(a)
THERE ARE WINDOWS, DOORS AND OTHER OPENINGS IN
DISREPAIR, MISSING, BROKEN, UNSECURED AND OPEN
ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF
THIS UNOCCUPIED, VACANT AND ABANDONED DWELLING,
CREATING AN IMMINENT HAZARD, DANGEROUS TO THE
HEALTH, SAFETY AND/OR WELFARE OF THE PUBLIC.

CASE NO: CE14010722
CASE ADDR: 2790 SW 2 CT
OWNER: SRP SUB LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-276(c) (3)
THERE IS EVIDENCE OF ROACH INFESTATION.

9-280(b)
THE BEDROOM WINDOWS ARE IN DISREPAIR AND DOES NOT
CLOSE PROPERLY. WINDOWS ARE NOT WEATHER, RODENT
AND WATER PROOF. UPON LAST REINSPECTION CEILING
ALSO IN DISREPAIR.

9-280(f)
BATHROOM SINK FIXTURE IN GUEST BATHROOM HAS A
CONSTANT DRIP AND BATHROOM SINK IS CLOGGED AND
DOES NOT DRAIN PROPERLY.

CASE NO: CE14031385
CASE ADDR: 2790 SW 2 CT
OWNER: SRP SUB LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-308(a)
THERE IS A LARGE HOLE IN THE CEILING WHICH IS
EVIDENCE OF ROOF NOT BEING MAINTAINED IN A SAFE,
SECURE AND WATERTIGHT CONDITION.

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CASE NO: CE10020404
CASE ADDR: 1721 NW 6 AVE
OWNER: VENTURE GRAND VIEW LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 18-4(c)
THERE IS AN UNLICENSED/INOPERABLE MAZDA RX-7 BEING
STORED ON THIS PROPERTY.

CASE NO: CE13081448
CASE ADDR: 1721 NW 6 AVE
OWNER: VENTURE GRAND VIEW LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 18-12(a)
VACANT PROPERTY IS OVERGROWN AND LITTERED WITH
RUBBISH, TRASH AND DEBRIS INCLUDING BUT NOT
LIMITED TO TIRES, TREE LIMBS, BUCKETS, GLASS
BOTTLES ETC... THE PROPERTY IN THIS CONDITION HAS
BECOME A PUBLIC NUISANCE AND IS ENDANGERING THE
HEALTH, SAFETY, AND WELFARE OF THE PUBLIC.

CASE NO: CE13010761
CASE ADDR: 1721 NW 6 AVE
OWNER: VENTURE GRAND VIEW LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS, INSPECTIONS AND THE CERTIFICATE OF
OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:
1. ILLEGAL ADDITION. THE CARPORT HAS BEEN ENCLOSED
WITHOUT A PERMIT AND IS BEING USED AS A BEDROOM.

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE13101721
CASE ADDR: 1721 NW 6 AVE
OWNER: VENTURE GRAND VIEW LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 18-12(a)
VACANT PROPERTY AND ADJACENT SWALE HAVE BECOME
OVERGROWN AND ARE LITTERED WITH RUBBISH TRASH AND
YARD DEBRIS. THE CONDITIONS OF THE PROPERTY ARE A
HAZARD AND ENDANGER THE HEALTH, SAFETY AND WELFARE
OF THE PUBLIC.

CASE NO: CE15070414
CASE ADDR: 917 NW 3 AVE
OWNER: SMART FLORIDA LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-278(g)
THERE ARE MISSING WINDOW SCREENS ON THE PROPERTY
AND SOME ARE IN DISREPAIR IN NEED OF REPLACING.

9-279(e)
APARTMENT 2 OF THE ABOVE PROPERTY DOES NOT HAVE
HOT WATER.

9-280(b)
THE KITCHEN CABINETS ARE CRACKED AND IN NEED OF
REPLACING IN APARTMENT 2. THE BEDROOM DOOR OF
APARTMENT 2 IS CRACKED IN NEED OF REPLACING.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING
COLOR.

9-307(a)
THE FRONT DOOR OF APARTMENT 2 IS IN DISREPAIR. THE
DOOR FRAME IS CRACKED IN NEED OF REPLACING AND THE
LOCKS ARE NOT INSTALLED PROPERLY. THERE ARE MAJOR
GAPS IN THE PAD LOCK.

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CASE NO: CE06070835
CASE ADDR: 917 NW 3 AVE
OWNER: SMART FLORIDA LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 28-33(a)
NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE14060161
CASE ADDR: 917 NW 3 AVE
OWNER: SMART FLORIDA LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 47-21.8.A.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-276(c) (3)
THE UNITS ARE INFESTED WITH ROACHES AND IS IN NEED
OF EXTERMINATING.

9-280(b)
THE CEILING IN APARTMENT 2 IS DAMAGED WITH LARGE
CRACKS THAT COULD FALL AT ANYTIME AND IS IN NEED
OF REPAIR OR REPLACING.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND
NEED TO BE PATCHED AND OR RESURFACED, MATCHING EXISTING
COLOR.

9-308(a)
THERE IS EVIDENCE OF A SERIOUS ROOF LEAK IN APARTMENT 2
THAT HAVE CAUSED THE CEILING TO CRACK AND IS IN NEED OF
REPAIR OR REPLACING.

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CASE NO: CE14121711
CASE ADDR: 917 NW 3 AVE
OWNER: SMART FLORIDA LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS
ON THIS PROPERTY.

CASE NO: CE14121712
CASE ADDR: 917 NW 3 AVE
OWNER: SMART FLORIDA LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 9-279(i)
THE STOVE IN APARTMENT THREE (3) HAS NO TOP
BURNERS AND IS IN NEED OF REPAIR OR REPLACING.

9-280(b)
THE KITCHEN CABINETS IN APARTMENT THREE (3) ARE IN
DISREPAIR. SOME OF THE CABINET DRAWERS ARE MISSING
AND IN NEED OF REPAIR OR REPLACING.

CASE NO: CE15011221
CASE ADDR: 917 NW 3 AVE
OWNER: SMART FLORIDA LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 47-21.8.A.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-307(a)
THERE ARE BROKEN WINDOWS ON THE PROPERTY IN NEED
OF REPLACING.

CASE NO: CE15050210
CASE ADDR: 751 NW 57 ST # 4
OWNER: 751 NW 57TH ST LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: F-103.2.5
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE15050211
CASE ADDR: 751 NW 57 ST # 5
OWNER: 751 NW 57TH ST LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: F-103.2.5
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: CE15050208
CASE ADDR: 751 NW 57 ST # 3
OWNER: 751 NW 57TH ST LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: F-103.2.5
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: CE15110571
CASE ADDR: 751 NW 57 ST # 3
OWNER: 751 NW 57TH ST LLC
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:
PLUMBING PERMIT #13111729 (# 3 NATURAL GAS LINES
TO 2 OVENS)

FBC(2014) 110.6
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
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CASE NO: CE14032296
CASE ADDR: 516 SW 16 ST
OWNER: THIER, JASON
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AND THE REQUIRED C.O. FROM THE CITY OF FORT LAUDERDALE:

1. THIS MULTI-FAMILY DWELLING HAS BEEN EXPANDED ALL THE WAY TO THE REAR SETBACK OF THE PROPERTY OR THE SOUTH SIDE AND TO THE WEST SET BACK.
2. A LARGE WOOD STRUCTURE WAS BUILT.
3. A STORAGE SHED WAS INSTALLED.
4. A WOOD FENCE WAS ERECTED AROUND THE BACK OF THE PROPERTY LOT WITH A DOUBLE GATE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE15061074
CASE ADDR: 1881 DAVIE BLVD
OWNER: HAROON, MOHAMMED A & HAROON, YASMEEN ANWAR
PRESENTER: ANNMARIE LOPEZ

VIOLATIONS: 47-19.4.D.1.

THIS IS A COMMERCIAL PROPERTY NOT PROVIDING AN ON-SITE ENCLOSURE FOR BULK CONTAINERS.

47-19.5.H.3

BARBED WIRE FENCING IS NOT PERMITTED.

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION.THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE.THERE ARE MISSING AND/OR BARE AREAS OF

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LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

47-22.6.G.2.

THERE ARE BUSINESSES ON THIS COMMERCIAL PROPERTY THAT HAVE BEEN CLOSED FOR MORE THAN THREE (3) MONTHS AND THE SIGNS HAVE NOT BEEN REMOVED.

9-280(h) (1)

THE FENCE AT THIS PROPERTY IS DAMAGED AND IN DISREPAIR AND IS NOT BEING MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE DISCOLORED/MILDEWED IN AREAS. THERE IS PEELING/MISSING/CHIPPING PAINT ON EXTERIOR BUILDING WALLS/FASCIA/SOFFIT.

CASE NO: CE09010899
CASE ADDR: 2864 NE 24 PL
OWNER: SMALL, GREG M
INSPECTOR: ANNMARIE LOPEZ

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. INSTALLED A NEW GARAGE DOOR.
2. INSTALLED NEW CMU BARBEQUE CENTER.
3. INSTALLED NEW WINDOWS.
4. INSTALLED NEW DOORS.
5. REMODELED KITCHEN.
6. REMODELED ALL BATHROOMS.
7. STRUCTURAL COLUMNS HAVE BEEN ALTERED.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. A/C SYSTEM ALTERED AND NEW AIR HANDLER AND CONDENSING UNIT HAVE BEEN INSTALLED.
2. NEW VENTED RANGE HOOD SYSTEM IN THE CENTER ISLAND OF THE KITCHEN.

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FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. ADDED/ALTERED PIPING AND FIXTURES DURING THE KITCHEN AND BATHROOM REMODELINGS.
2. ADDED/ALTERED PIPING DURING THE INSTALLATION OF THE NEW WATER HEATER.
3. ADDED A BAR SINK AND ALL PIPING AND FIXTURES IN THE KITCHEN.
4. ADDED/ALTERED THE SINK IN THE CENTER ISLAND AREA OF THE KITCHEN.
5. INSTALLED NEW LAUNDRY SINK IN THE GARAGE.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. GENERAL CHANGES TO THE ELECTRICAL OUTLETS AND SWITCHES DURING THE KITCHEN REMODELINGS.
2. ELECTRICAL CIRCUITS ADDED FOR ADDITIONAL APPLIANCES INSTALLED IN THE CENTER ISLAND.
3. ADDED/ALTERED CIRCUITS DURING THE WATER HEATER INSTALLATION.
4. ADDED/ALTERED CIRCUITS DURING THE INSTALLATION OF THE A/C SYSTEM.
5. ELECTRICAL SYSTEM HAS BEEN UPGRADED.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE WINDOWS, DOORS, GARAGE DOOR, BARBEQUE PIT, AND THE A/C CONDENSOR UNIT HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND NEW DOORS WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.
